

EXHIBIT B



SingleSource

Exterior BPO

 1000 Noble Energy Drive
 Suite 300
 Canonsburg, Pa 15317

Property Address:	11882 Metropolitan Ave, Unit 1F, KEW GARDENS, NY 11415				
Borrower	Cove Angela	Inspection Date	12/4/2019	Effective Date	12/5/2019
APN	;	Loan #		Order ID	
Company	Premier Metro Realty Corp	Name	Azad Kafarov		
Phone	718-717-2211	Fax	718-484-3733	Email	azad@etalrealty.com
Address	2964 Brighton 6th St BROOKLYN NY 11235		Distance from the Subject		9.7 Miles

I. General Conditions

Property Type	Condo
Occupancy	Owner
Type of Ownership	Fee Simple
# Of Units	1
Data Source	Tax Records
Property Condition	Average
HOA	Yes
HOA Fees	\$1
HOA Assoc. Name	No assoc name
Land Value	\$11,560
Assessed Value	\$115,502
Annual Property Tax	\$12,169
Annual Appreciation	\$0
Phone	917-000-0000
Fees Include	
Monthly Rental Value	\$2,700



Subject Description

The subject is a condominium that is located at 11882 Metropolitan Ave #1F, Kew Gardens, NY 11415. It has 1415 sqft GLA and was built in 2002. The owner-occupant is Cove Angela that was sold last 01/16/2003 for \$390,000.

Repairs

Category	Cost		Category	Cost
Exterior Paint	\$		Foundation	\$
Siding / Trim Repair	\$		Fencing	\$
Exterior Doors	\$		Landscaping	\$
Windows	\$		Pool	\$
Garage	\$		Other	\$
Roof / Gutters	\$		Other	\$
Fire Damage	\$		Other	\$
Total Estimated Exterior Repairs		\$		

Subject Condition and Repair Comments

The subject is in average condition with no repairs.

II. Subject Sales and Listing History

Currently Listed?	No	By:	//				
List Date	Orig List Price		Current List Price		MLS#		
	\$		\$0				
Prior History (36 Month)							
Original List Price	Original List Date	DOM	Date Listed	Date Sold	List Price	Sale Price	Notes
					\$	\$	
					\$	\$	
					\$	\$	

Analysis of Current and Prior Listing History:

There is no additional sale/listing that has occurred in the past 36 months.

III. Neighborhood Market Data

Location	Urban	Local Economy is	Stable	Housing Supply is	In Balance
Number of Listing is	Stable		Normal Marketing Time		Over 6 Months
Total # of Active Listings in the subject's specific MLS district					15
Total # of Sales in the subject's specific MLS district in the past 12 months					10
# of REO Sales in the subject's specific MLS district in the past 12 months					0
# of Boarded Properties on Subject Street					0
# of Rentals on the market in the subject's specific MLS district					1
Predominant Occupancy					Owner
Market for this type of property			Remained Stable		
Market for this type of property REO%			0		
Market for this type of property Short Sale %			0		
Range of Value is this area:			Low: \$800,000		High: \$1,050,000
Pride of Ownership			Average		
Does agent feel there will be a Resale Problem?			Yes		
Reason there will be a Resale Problem:			It is located near a commercial establishments and traffic streets which will affect its marketability.		
Do any environmental issues affect the value of the property?					

Neighborhood Comments

The neighborhood consists of Abingdon Rd to the North, 84th Ave to the South, Brevoort St to the East and 118th St to the West. It is located near a commercial establishments and traffic streets which will affect its marketability. The market condition score is currently stable at this time.

IV. Marketing Strategy

Value		90-120 Day Value	Repaired Value	30 Day Value
	Suggested List Price	\$981,000	\$981,000	\$941,000
	Probable Sales Price	\$951,000	\$951,000	\$911,000





Comments Regarding Pricing Strategy

I have to search for similar properties which are compared and recently sold to value the subject property. Given the most weight is given to sold comp 3 as it is similar in GLA. Due to a lack of similar comps in the area, it was unavoidable to overreach the GLA guidelines. This comp might be older or newer in construction, therefore it compensates the difference in age. There are no alike comps in the exact area, therefore, it was necessary to exceed the distance guidelines. I was not able to use 11882 Metropolitan Ave #7D located in the same building of the subject as it is inferior in GLA over 50% compare to the subject. HOA fee is unknown. Due to scarcity of condominium in the area, it is inevitable to expand distance search over 1 miles and GLA just to locate condo home since majority of the properties available in the area are cooperative properties. In order to find the most similar to the subject property, it is unavoidable to overreach the guidelines.





Unique Property Conditions

The attached Broker Price Opinion (BPO) has been completed outside of The Uniform Standards of Professional Appraisal Practice (USPAP). The BPO is an evaluation tool and is not considered an appraisal of the market value of the property - it is an opinion of the probable sales price. SingleSource completes BPO requests for property listing, REO analysis, loan due diligence, modifications, etc to aid our servicing customers. SingleSource BPO reports are not eligible or appropriate for loan origination purposes.

V. Current Listings

Listing Comparables		Subject	Listing #1	Listing #2	Listing #3
					
	Street Address	11882 Metropolitan Ave, Unit 1F	6945 108th St #8D	8309 Talbot St #4F	11201 Queens Blvd #7C
	City	KEW GARDENS	Flushing	KEW GARDENS	Forest Hills
	State	NY	NY	NY	NY
	Zip Code	11415	11375	11415	11375
	Miles to Subject		1.5	0.2	0.9
	Community Name	No community name	No community name	No community name	No community name
	Data Source	Tax Records	MLS	MLS	MLS
	MLS Number	03322-1005	89072495	89075021	31979611
	Original List Date		11/10/2019	7/30/2019	10/3/2019
	Original List Price		898,000	935,000	999,000
	Current List Price	0	898,000	915,000	999,000
	Listing Type	Arms Length	Arms Length	Arms Length	Arms Length
	Days On Market		24	128	63
	Year Built	2002	1955	1923	1991
	Condition	Average	Average	Average	Average
	View	Residential	Residential	Residential	Residential
	Style/Design	High rise condo	High rise condo	High rise condo	High rise condo
	# of Units	1	1	1	1
	Gross Living Area	1,415	1,082	1,032	1,323
	Bedrooms	2	2	3	2
	Baths/Half Baths	2 0	1 0	2 0	2 0
	Basement	No	No	No	No
	Basement Finished	Slab	Slab	Slab	Slab
	Total Room #	4	4	5	4
	Garage/Carport	0 On Street	0 On Street	0 On Street	0 On Street
	Lot Size	0 Acres	0 Acres	0 Acres	0 Acres
	Other	Located at 1st floor	Located at 8th floor	Located at 4th floor	Located at 7th floor
Comments on Listing Comparables					
Listing # 1	List comp 1 is both smaller to the subject in terms of GLA and age. FOREST ROYALE CONDO - SPONSOR'S SALE 8th FLOOR Oversized 2 Bedroom Full Bathroom Apartment Eastern Exposure Magnificent View Spectacular Renovation Custom Kitchen Granite Countertops Stainless Steel Appliances D/W Microwave Parquet Floors Custom Closets Crown moldings Doorman Ps 196 Three Blocks to Express Train. \$5,000 in a full bath, -\$7,000 in floor location. Total adjustment: \$39,720 Total adjusted price: \$937,720				
Listing # 2	The active comp 2 is both smaller to the subject when it comes to living area \$34,470 and year built \$19,750. This is an extremely rare oversized 3-bedroom / 2-bath condo in a beautiful Talbot Gardens. The building is conveniently located near Kew Gardens Cinema, express subway, LIRR, shops, restaurants and PS 99. This unit features pre-war charm, high ceilings, hardwood floors, wood-burning fireplace and huge rooms. Additionally, owners have access to a beautiful courtyard, roof-top deck, gym and laundry room. -\$1,500 in a bed, -\$3,000 in floor location. Total adjustment: \$49,720 Total adjusted price: \$964,720				
Listing # 3	This listing comp is similar the home area but smaller in home age \$2,750. 2 bed 2 full bath 1323 sq. ft. corner unit 89 sq. ft. balcony washer dryer in unit. 12,000 sq. ft. health club, 60 ft. heated indoor lap pool, jacuzzi, steam room, sauna, professional massage room, full workout room, professional ping pong table, billiard room, media, room, resident's lounge, kids playroom. 2000 sq. ft. banquet room with full kitchen for parties, walk-in fridge for grocery deliveries, concierge service, 24 hr. doorman. -\$6,000 in floor location. Total adjustment: -\$3,250 Total adjusted price: \$995,750				

VI. Recent Sales

Sale Comparables	Subject				Sale #1		Sale #2		Sale #3	
										
Street Address	11882 Metropolitan Ave, Unit 1F				11945 Union Tpke #7B		6945 108th St #5B		11201 Queens Blvd #17C	
City	KEW GARDENS				Flushing		Flushing		Flushing	
State	NY				NY		NY		NY	
Zip Code	11415				11375		11375		11375	
Miles to Subject					0.57		1.5		0.92	
Community Name	No community name				No community name		No community name		No community name	
Data Source	Tax Records				Tax Record		Tax Record		Tax Record	
MLS Number	03322-1005				03347-1018		02220-1014		02264-1061	
Original List Price	\$				\$905,000		\$920,000		\$1,015,000	
Original List Date					5/1/2019		4/14/2019		5/13/2019	
List Price at Sale	\$				\$905,000		\$920,000		\$1,015,000	
Sale Price	\$				\$890,000		\$900,000		\$990,000	
Closing Date					9/10/2019		9/16/2019		11/6/2019	
Type of Financing	Conv				Conv		Conv		Conv	
Type of Sale	Arms Length				Arms Length		Arms Length		Arms Length	
Days On Market					132		155		178	
Year Built	2002				1971		1955		1991	
Condition	Average				Average		Average		Average	
View	Residential				Residential		Residential		Residential	
Style/Design	High rise condo				High rise condo		High rise condo		High rise condo	
# of Units	1				1		1		1	
Gross Living Area	1,415				1,232		1,215		1,327	
Bedrooms	2				2		2		2	
Baths/Half Baths	2 0				2 0		2 0		2 0	
Basement	No				No		No		No	
Basement Finished	Slab				Slab		Slab		Slab	
Total Room #	4				4		4		4	
Garage/Carport	0 On Street				0 On Street		0 On Street		0 On Street	
Lot Size	0 Acres				0 Acres		0 Acres		0 Acres	
Other	Located at 1st floor				Located at 8th floor		Located at 4th floor		Located at 7th floor	
Overall Adjustment					\$18,220		\$25,750		\$-13,250	
Adjusted Value					\$908,220		\$925,750		\$976,750	

Comments on Sale Comparables

Sale # 1

Sold comp 1 is both smaller to the subject in terms of GLA \$16,470 and age \$7,750. 11945 Union Tpke # 7B, Flushing, NY is a condo home that contains 1,232 sq ft and was built in 1971. This home last sold for \$692,500 in August 2018. -\$6,000 in floor location.

Sale # 2

The sale comp 2 is both smaller to the subject when it comes to living area \$18,000 and year built \$11,750. two bed/two bath condo with terrace in luxury forest royale! heart of forest hills! just minutes from shops, subway & lirr! custom renovated! no detail overlooked! ps196 & ps303 school district! dog friendly! parking available! 1215 interior space! 68 sq foot terrace. -\$4,000 in floor location.

Sale # 3

This sold comp is similar in the home area but smaller in home age \$2,750. BRING ALL OFFERS! Gorgeous and newly renovated high floor two bedroom corner unit at The Pinnacle, Forest Hills's most sought after luxury condominium, offers breathtaking unobstructed views for miles and miles through panoramic windows. This apartment features; colossal living room with dining area, 2 large balconies and 2 marble bathrooms. Given the most weight is given to sold comp 3 as it is similar in GLA. -\$16,000 in floor location.

VII. Subject Photograph Addendum



Subject Front

Subject Front



Subject Street

Subject Street



Subject Address

Subject Address

VIII. Current Listings Photograph Addendum



Current Listing 1

6945 108th St #8D
Flushing, NY 11375
Orig List Date: 11/10/2019
List Price: \$898,000
Sq. Ft.: 1,082
Miles to Subject 1.5



Current Listing 2

8309 Talbot St #4F
KEW GARDENS ,NY11415
Orig List Date: 7/30/2019
List Price: \$915,000
Sq. Ft.: 1,032
Miles to Subject 0.2



Current Listing 3

11201 Queens Blvd #7C
Forest Hills, NY 11375
Orig List Date: 10/3/2019
List Price: \$999,000
Sq. Ft.: 1,323
Miles to Subject 0.9

IX. Recent Sales Photograph Addendum



Recent Sale 1

11945 Union Tpke #7B
Flushing, NY 11375
Closing Date: 9/10/2019
Sale Price: \$890,000
Sq. Ft.: 1,232
Miles to Subject 0.57



Recent Sale 2

6945 108th St #5B
Flushing, NY 11375
Closing Date: 9/16/2019
Sale Price: \$900,000
Sq. Ft.: 1,215
Miles to Subject 1.5



Recent Sale 3

11201 Queens Blvd #17C
Flushing, NY 11375
Closing Date: 11/6/2019
Sale Price: \$990,000
Sq. Ft.: 1,327
Miles to Subject 0.92

X. Additional Photograph Addendum



Aerial map



View across the street



Street 2



Right side



Left side

